

**Blue Hill Planning Board
June 10 - Meeting Minutes**

Location

18 Union Street, Blue Hill, Maine

Attendance

Present: Matthew Martin (chair), Gavin Riggall, Scott Blanchard, Marcia McKcaguc, Diana Page, Suzanne Zelif, Larry Lefkowitz (Alternate)

Absent: Wilson King

Public: Donna Ingalls, Donna Kennedy, Bonnie Hardy, Patrick Lyons, Ellen Best, Tiffany Rudloc, Lco Rudloe, Isaac Rudloe, Caryl Heaton, Stephen Bryant, Jeff Milliken

The meeting began at 5:30 and a quorum was recognized - six (6) board members and one alternate were present in person.

Business:

1. Approval of the previous meeting's minutes was tabled until after the public hearing.

New Business:

1. Ellen Best - Discussion of Subdivision Approval

Ellen Best spoke to the Planning Board in her capacity as a lawyer about the Norris subdivision from about a year ago. She discovered that only one plan was signed and stored at the town office, rather than sent to Hancock County Registry of Deeds. She will be on the agenda for next month, and the Board will review the ordinances to determine the correct procedure.

2. Webber's Cove Boatyard Commercial Site Plan and Shoreland Zoning - Public Hearing

Gavin Riggall recused himself from the discussion.

Abutters Isaac and Tiffany Rudloe's representative, Patrick Lyons, provided written comments to the Board and said the land uses table of the Shoreland Zoning ordinance disallowed recreational boat storage buildings in the Commercial Fisheries and Maritime Activity district. He also discussed the criterion "undue adverse effects on abutting property owners" from the commercial

site plan review ordinance in regard to the Rudloes' property and the Blue Hill library, which is a national historic landmark.

Isaac summarized and read a letter from another abutter, Marty Nowland, who objected to the height of the building as it affected views of the water and had concerns about the distance to his property. Marty requested a reduction to a more reasonable height.

Caryl Heaton spoke on behalf of East Blue Hill Village Improvement Association. On 6/9, the VIA made a formal motion to oppose construction of the boat storage building due to detracting from natural beauty and adjacent property values.

Jeff Milliken mentioned that other boatyards have commonly stored boats in an alternative location.

CEO Xavier Alvarez mentioned a question from an abutter, who asked to confirm that their land being improperly labelled on the application plan as owned by someone else would not cause any legal issues.

One resident mentioned concerns about noise and light pollution.

One resident mentioned concerns about construction times as it affected abutters.

With everyone wishing to speak having been heard, the Public Hearing was closed. The Review for Sufficiency was scheduled for the next meeting, July 8th. Written comments can be emailed or delivered to the CEO, who will forward them to the Planning Board for consideration during the next meeting.

3. Brian Smith - Informal Deed Restriction Discussion

Brian Smith discussed a restriction on construction on some of his land that was put in place by a Board-approved subdivision in 2005. He recalled that the restriction was included because the board had concerns about the pace of development. The Board mentioned that subdivision amendments have a clearer and simpler process before having been sold to new owners. Brian spoke to a lawyer, who said that he would have to notify all abutters and owners in the subdivision. Those abutters and owners could then speak to the Board with objections. Brian will

forward the lawyer's email to the CEO. Matthew suggested the possibility of speaking with the town's attorney to confirm the Board's jurisdiction in this case.

4. General Administrative

Scott motioned to approve the minutes, Marcia seconded, and the motion passed unanimously 5-0, Suzanne and Larry abstaining.

The Board further discussed the process of amending a subdivision and the requirements for filing subdivisions with Hancock County Registry of Deeds. The Board found a statement that mylar plans were no longer accepted on the Registry's website. The CEO will follow up to confirm what should be submitted for approved subdivisions and determine the best way to inform applicants of the requirements.

The Board discussed questions and concerns from the CEO. The Board clarified that constructing five rental units on a lot would require subdivision approval, while one to four would require Commercial Site Plan Review.

5. Adjourn

The business of the Board having concluded, Matthew motioned to adjourn, Diana seconded, and the motion passed unanimously.

Meeting adjourned at 6:55 PM.

Next Meeting: July 8th, 2026 (Approval of these minutes)

Following Meeting: August 12

Signed: 

Date: 7-8-26